

4648

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PETER DREIER

SUBJECT: DUDLEY SQUARE PROJECT AREA TENTATIVE
DESIGNATION OF REDEVELOPER

DATE: AUGUST 8, 1985

The properties listed below are vacant, City-owned lots, located in the Dudley Square Project Area.

The Authority has received and conducted initial reviews of a program to develop affordable owner-occupied and rental housing on this site.

The developer is Opportunities Industrialization Centers of Greater Boston, Inc. (OIC). The development team includes Cabot, Cabot and Forbes, which is serving as development consultant on a pro bono basis; Eisenberg Haven, an architectural firm; and Cruz Construction Company.

OIC intends to construct 30 units of rental housing on Parcels 2510, 2509, 2508, 2514, and 2513. They intend to use Parcel 2487 for parking. In addition, OIC intends to rehabilitate two buildings which they presently own, and which are adjacent to the City-owned lots, into 30 units of rental housing.

The total project calls for 60 units of mixed income rental housing.

OIC has applied to the Massachusetts Housing Finance Agency (MHFA) for tax-exempt financing through the SHARP program. Site control is a precondition for MHFA's review process. MHFA staff indicate that OIC's project would be a very strong candidate to receive funding in the first round of the Massachusetts Housing Partnership.

In addition, OIC is tentatively designated redeveloper on several sites designated May 21 for 23 new units of homeownership housing on Dudley Street. Parcels 2501, 2502, and 2503 were inadvertently omitted from the prior designation memo. These vacant lots will be part of this new construction project.

OIC, whose headquarters at 184 Dudley Street is in the middle of these proposed housing developments, has a long history of successful community improvement efforts, particularly job training, in the Roxbury area. Its Board of Directors is composed of well-respected neighborhood

residents and its Business Advisory Council is composed of prominent Boston business leaders. The development team has met and discussed the project with a diverse range of community organizations and leaders, who have given their support to this effort. These include City Council members Bruce Bolling and Charles Yancy, the Roxbury Multi-Service Center, Orachard Park United Tenants Association, the Contractor's Assn. of Boston, and the Boys and Girls Clubs of Boston, Roxbury Clubhouse.

It is, therefore, recommended that the Authority tentatively designate OIC as the Redevelopers of the following parcels:

224, 228, 230 Dudley Street	Parcels 2510, 2509, 2508
200-204, 206 Dudley Street	Parcels 2514, 2513
87 Zeigler Street	Parcel 2487
246 Dudley Street	Parcel 2503
61, 63 Dearborn Street	Parcel 2502
53, 55, 57, 59 Dearborn Street	Parcel 2501

An appropriate resolution is attached.

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY

RE: TENTATIVE DESIGNATION OF OPPORTUNITIES
INDUSTRIALIZATION CENTER OF GREATER BOSTON,
INC. (OIC) PARCELS LOCATED IN THE DUDLEY SQUARE
PROJECT AREA REFERENCED ON PAGE 2

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Plan for the Dudley Square Project Area, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, OIC has expressed an interest in and has submitted a satisfactory proposal for the development of Parcels in the Dudley Square Project Area referenced on page 2; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That OIC be and hereby is tentatively designated as Redeveloper of the Parcels referenced on page 2 in the Dudley Square Project Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Acts of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:

- (i) Evidence of the availability of necessary funds, as needed; and
- (ii) Evidence of firm financial commitments from banks or other lending institutions; and
- (iii) Final Working Drawings and Specifications; and
- (iv) Proposed development and rental schedule.

2. That disposal of Parcels referenced below by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the developer be and hereby are authorized to petition the Board of Appeals for any zoning changes that may be necessary to complete the proposed development.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

224, 228, 230 Dudley Street	Parcels 2510, 2509, 2508
200-204, 206 Dudley Street	Parcels 2514, 2513
87 Zeigler Street	Parcel 2487
246 Dudley Street	Parcel 2503
61, 63 Dearborn Street	Parcel 2502
53, 55, 57, 59 Dearborn Street	Parcel 2501



Boston City Council

Bruce C. Bolling
District 7
725-4220

March 27, 1985

Mr. Clarence Donelan
Executive Director
Opportunities Industrialization
Centers of Greater Boston, Inc.
184 Dudley Street
Roxbury, MA 02119

Dear Mr. Donelan:

Opportunities Industrialization Centers of Greater Boston, Inc., (OIC) is a community-based organization with nineteen (19) years of proven, demonstrated effectiveness in the Boston Community.

I would like to add the support of my office for OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

The purpose of this undertaking is to provide funding for housing and to continue free-job training in the Boston Community.

Sincerely,

Bruce C. Bolling
City Councillor





Boston City Council

Charles C. Yancey
District 4
725-3131

March 27, 1985

Mr. Clarence Donlan
Opportunities Industrialization Centers
of Greater Boston
184 Dudley Street
Roxbury, Ma.

Dear Mr. Donlan,

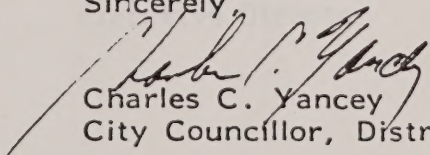
Opportunities Industrialization Centers of Greater Boston, Inc.(OIC) is a community based organization with nineteen years of proven, demonstrated effectiveness in the Boston community.

I would like to add the support of my office for OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now utilized by OIC. As you know, the Roxbury community has a tremendous need for affordable housing and your project can have very positive benefit to increase the supply of housing in the Dudley neighborhood area.

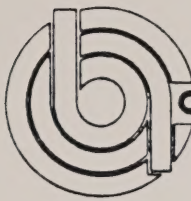
This project also serves another valuable purpose, that is, that the project is designed to provide on the job training opportunities for neighborhood residents. I am glad to see that you have incorporated this training element in your proposal package.

I wish you much success on this endeavor and if you need any further assistance from my office, please don't hesitate to call

Sincerely,


Charles C. Yancey
City Councillor, District 4





CONTRACTOR'S ASSOCIATION OF BOSTON, INC.

270 ROXBURY STREET • ROXBURY, MASSACHUSETTS 02119 • (617) 442-4680

March 28, 1985

Mr. Clarence W. Donelan, Executive Director
O.I.C. of Greater Boston, Inc.
184 Dudley Street
Roxbury, MA 02119

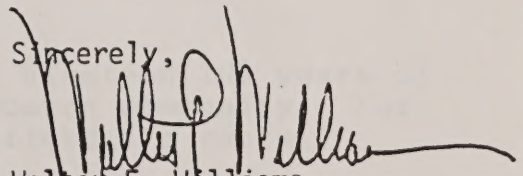
Dear Mr. Donelan:

This letter is in support of O.I.C.'s proposal to construct affordable rental housing and home ownership units adjacent to properties now used by O.I.C., for skills training purposes.

In addition, O.I.C.'s records in providing job training and job placements to men and women in this community over the past twenty years makes your agency an ideal selection to develop housing in this community.

We have no doubt that once O.I.C. has been named as a developer for housing in the Roxbury area, our members will have a chance to participate in jobs and construction work. Therefore, we highly support O.I.C.'s development project.

Sincerely,



Walter E. Williams,
Executive Director

WEW/db

CC: C.A.B.'s Board of Directors



ORCHARD PARK UNITED TENANTS ASSOCIATION, INC

890 Albany Street
Roxbury, Massachusetts 02119
(617) 442-2278

March 28, 1985

Steven Coyle
BRA Director
1 City Hall Plaza
Boston, MA

Dear Mr. Coyle:

We are writing in support of the Opportunities Industrialization Center of Greater Boston, (OIC), proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

The purpose of this undertaking is to provide funding for housing and to continue free job training in the Boston community.

It would be in our interest and our pleasure to actively publicize and recruit for OIC's programs.

OIC is a community based organization with nineteen(19) years of proven demonstrated effectiveness in the Boston community. For this reason we give our support to OIC's affordable rental, housing proposal.

Sincerely,

Sarah Flint
Chairperson, OPUTA

Roxbury Clubhouse

W. Donald Potts
Director

115 Warren Street
Roxbury, MA 02119
(617) 427-6050



**BOYS & GIRLS CLUBS
OF BOSTON**

Founded 1893.
Member, Boys' Clubs of America, Inc.

An affiliate of



March 26, 1985

Mr. Clarence Donelan,
Opportunities Industrialization
Center (OIC)
194 Dudley Street
Roxbury, MA 02119

Dear Clarence:

It has come to my attention that you are attempting to expand your program, and as a result are seeking the necessary funds to do so.

As Director of the Roxbury Boys & Girls Club, I wholeheartedly support your effort to expand your service in this much needed area. Affordable housing is a very needy, worthwhile project that would be of benefit to the people in the Greater Roxbury area.

I would like to endorse OIC's proposal to construct affordable rental housing and home ownership units adjacent to properties now used by OIC.

Sincerely,

W. Donald Potts
Director

jj



RMSC

Roxbury Multi-Service Center

317 Blue Hill Avenue
P.O. Box 157
Roxbury, Massachusetts 02121
(617) 427-4470

BOARD OF DIRECTORS March 25, 1985

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Rev. Nellie Yarborough

Ricardo A. Millett, Ph.D.
Executive Director

Mr. Steven Coyle
Executive Director
Boston Redevelopment Authority
One City Hall Square
Boston, Massachusetts 02201

Dear Mr. Coyle:

This is a letter of support for Mr. Donelan of OIC. He has shared with me and my Director of Development, Ms. Shelley Hoon, plans to develop specific parcels in the Dudley St. area. He has informed me that he has also shared these plans with Melvin Colon of Nuestra Comunidad and Nelson Merced of Alianza.

As a founding member of the Dudley Initiative I view this type of development as consistent with the overall community development activity that needs to be supported. Although the Dudley St. Initiative is still in the process of organizing its governance structure, I'm confident that the OIC plan will receive its endorsement.

Presumably you have also received a copy of the OIC plan and have discerned its merits; some of which include the development of rental units and home ownership units, and further expansion of OIC employment training facilities.

OIC is a long standing community based agency that has served the unemployed and the under-employed of this community well. If implemented, this development plan will afford the agency the resources to continue to service this community well into the future.

Sincerely,

Ricardo A. Millett
Executive Director

RAM:mlp

bc



United Way

